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6 Attorneys for Defendants Ocwen Loan Servicing, LLC, Mortgage Electronic
7 Registration Systems, Inc., CIT Bank, N.A. and Defendant/Counterclaimant/Third-Party
8 Plaintiff Deutsche Bank National Trust Company As Trustee For Indymac Indx
9 Mortgage Loan Trust 2005-AR14, Mortgage Pass-Through Certificates Series 2005-
AR14

10 **IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF ARIZONA**

11 KATRINA PERKINS STEINBERGER,
12 as Executor of the Estate of Charles A.
Perkins, deceased, and individually,

13
14 Plaintiff,

15 vs.

16 INDYMAC MORTGAGE SERVICES, a
17 division of ONEWEST BANK, F.S.B., a
Federally Chartered Savings Bank;
18 DEUTSCHE BANK NATIONAL TRUST
COMPANY, as Trustee of the INDYMAC
19 INDX MORTGAGE LOAN TRUST
20 2005-AR14; MORTGAGE
ELECTRONIC REGISTRATION
21 SYSTEMS, INC., a Delaware
Corporation; OCWEN LOAN
22 SERVICING, LLC, a Limited Liability
23 Company; KEELEY KRISTINE SMITH,
an Attorney licensed with the Arizona
24 State Bar; JOHN AND JANE DOES 1-
25 1000, XYZ CORPORATIONS 1-15; ABC
LIMITED LIABILITY COMPANIES 1-
26 15; and 123 BANKING ASSOCIATIONS
1-15,
27

28 Defendants.

Case No. 2:15-cv-00450-ROS

Hon. Roslyn O. Silver

**DECLARATION OF SOLOMON
KROTZER IN SUPPORT OF
MOTION FOR DEFAULT
JUDGMENT**

1 DEUTSCHE BANK NATIONAL TRUST
2 COMPANY, as Trustee for INDYMAC
3 INDX MORTGAGE LOAN TRUST
4 2005-AR14, MORTGAGE PASS-
THROUGH CERTIFICATES SERIES
2005-AR14,

5 Counterclaimant,

6 vs.

7 KATRINA PERKINS STEINBERGER, as
8 Executor of the Estate of Charles A.
Perkins, deceased, and individually,

9 Counterdefendants.
10

11 DEUTSCHE BANK NATIONAL TRUST
12 COMPANY, as Trustee for INDYMAC
13 INDX MORTGAGE LOAN TRUST
14 2005-AR14, MORTGAGE PASS-
THROUGH CERTIFICATES SERIES
15 2005-AR14,

16 Third-Party Plaintiff,

17 vs.

18 SAGUARO DESERT TRUST; KATRINA
19 PERKINS STEINBERGER, as Executive
Trustee of Saguaro Desert Trust; M&I
20 MARSHALL & ILLSLEY BANK, a
21 Wisconsin Banking Corporation;
22 QUALITY LOAN SERVICE
CORPORATION, a California
23 Corporation; RANCHO ALTA VIDA
HOMEOWNERS' ASSOCIATION, an
24 Arizona Non-Profit Corporation; DOE
25 INDIVIDUALS OR ENTITIES 1-10;
26 UNKNOWN HEIRS AND DEVISEES
OF CHARLES A. PERKINS,
DECEASED.

27 Third-Party Defendants.
28

1 I, Solomon Scott Krotzer, pursuant to 28 U.S.C. § 1746, make the following
2 declaration:

- 3 1. I am of sound mind, over the age of 18 years and fully competent to testify as
4 to the matters stated herein and I make this Declaration of my own personal
5 knowledge.
- 6 2. I am an attorney with Houser & Allison, APC, and counsel for Third-Party
7 Plaintiff Deutsche Bank National Trust Company As Trustee For Indymac
8 Indx Mortgage Loan Trust 2005-AR14, Mortgage Pass-Through Certificates
9 Series 2005-AR14 (“Deutsche Bank as Trustee”) in the above-captioned
10 matter.
- 11 3. On February 6, 2015 our office located at: 2929 N. Central Avenue, Suite
12 1560, Phoenix, AZ 85012, received the original collateral file, containing the
13 original “wet-ink” Adjustable Rate Note signed by Charles Perkins via
14 Tracking Number 1Z38E65Y0199805488.
- 15 4. To date, undersigned counsel has maintained possession of these documents,
16 and they are currently kept in a safe at 2929 N. Central Avenue, Suite 1560,
17 Phoenix, AZ 85012.
- 18 5. Undersigned counsel has informed Plaintiffs’ counsel that she is welcome to
19 inspect these document anytime with reasonable advance notice.
- 20 6. In addition, color scanned copies of these documents have been produced to
21 Plaintiffs through discovery.
- 22 7. To date, neither Plaintiffs nor Plaintiffs’ counsel have inspected the loan
23 documents (or any documents at undersigned counsel’s office) in person.

24 s/ Solomon S. Krotzer
25 Solomon S. Krotzer
26 Counsel for Third-Party Plaintiff
27 Deutsche Bank National Trust Company
28 As Trustee For Indymac Indx Mortgage
Loan Trust 2005-AR14, Mortgage Pass-
Through Certificates Series 2005-AR14